



**MINUTES OF THE PUBLIC HEARING OF  
MONDAY, APRIL 20, 2015  
CONTINUED FROM APRIL 6, 2015  
AT 200 HIGHLANDS BOULEVARD DRIVE  
REGARDING A SPECIAL USE PERMIT REQUEST  
FOR THE SALE OF APPAREL AND ACCESSORIES  
AT 14396 MANCHESTER ROAD**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:00 p.m.

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Schrader, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday, April 6, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

- A. CASE #15-SUP-004 – A request for a Special Use Permit has been made by Lindsey Darabcsek of Darby Designs for the sale of apparel and accessories (clothing store) at 14396 Manchester Road. The property is zoned PBD Planned Business Development District.”

Mayor Willson stated that first we would hear from the proponents, then the opponents, comments from the public, comments from the members of the Board of Aldermen, and the recommendation from the Planning and Zoning Commission.

Ms. Lindsey Darabcsek of Darby Designs advised that she specializes in all things personalized, embroidery, monogrammed gifts and it is a retail store. She said some people do bring items in to have work done on them.

There were no opponents and no comments from the public.

Alderman Ottenad asked what days Darby Design will be open.

Ms. Darabcsek answered that she is closed Sunday and Mondays. She said her hours are 10:00 a.m. to 7:00 p.m. on Tuesdays and Thursdays, and then the other days her hours are 10:00 a.m. to 5:00 p.m. She said it will probably change a little bit in the summer because she would like later hours with Manchester Ball Park being open later and that would hopefully be good.

Alderman Ottenad asked what accessories would be available.

Ms. Darabcsek stated there would be some bridal accessories, some kitchen items, clothing, some baby items, anything that can be monogrammed.

Alderman Ottenad asked why the members of the Board of Aldermen never received the minutes from the Planning and Zoning Commission.

Director of Planning, Zoning, and Economic Development Kathy Arnett advised that there was some confusion with the paperwork. She said there were a few questions of Ms. Darabcsek that needed to be answered.

City Attorney Patrick R. Gunn read three conditions in the Ordinance and asked if Ms. Darabcsek agreed to them:

1. Only new apparel may be sold on the Site.
2. Holder's strict compliance with all applicable Federal, State and City of Manchester statutes and ordinances.
3. Holder permitting access to the Site by the City of Manchester at all times requested so as to confirm compliance under Paragraphs 1 and 2 of Section Five.

Ms. Darabcsek stated she agreed with the three conditions.

Alderman Clement stated that the Planning and Zoning Commission sent this to the Board of Aldermen with unanimous approval.

Mayor Willson closed the public hearing at 7:07 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MRCC-S  
City Clerk

***Note:** This is a journal of the Public Hearing held Monday, April 20, 2015 continued from April 6, 2015 regarding a Special Use Permit Request for the sale of apparel and accessories at 14396 Manchester Road, (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.*



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING  
OF MONDAY, APRIL 20, 2015  
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER

Mayor David L. Willson called the Regular Board of Aldermen meeting to order at 7:07 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Schrader, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

3. APPROVAL OF THE MINUTES

- a. Minutes of the April 6, 2015 Public Hearing in regard to the Special Use Permit Request for the sale of apparel and accessories at 14396 Manchester Road

Alderman Hamill made the motion to approve the Minutes of the April 6, 2015 Public Hearing in regard to the Special Use Permit Request for the sale of apparel and accessories at 14396 Manchester Road. The motion was seconded by Alderman Clement and carried unanimously, without objection.

- b. Minutes of the April 6, 2015 Regular Board of Aldermen meeting

Alderman Hamill and Ottenad simultaneously made the motion to approve the Minutes of the April 6, 2015 Regular Board of Aldermen meeting. The motion was seconded by Alderman Clement and carried unanimously, without objection.

4. ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA

Alderman Hamill made the motion to approve the Order of Items on the Agenda as submitted. The motion was seconded by Alderman Clement and carried unanimously, without objection.

5. CONSIDERATION OF PETITIONS AND COMMENTS FROM THE PUBLIC

- a. Comments from the Public

Ms. Pauline Bair, 305 Morewood Drive, said the historic pavers are being removed in certain locations and asked if the pavers will be replaced or if they are being permanently removed.

Director of Public Works Bob Ruck stated that the Missouri Department of Transportation (MoDOT) is putting in handicapped access for the sidewalks and crosswalks.

Ms. Bair asked about the Fruit Stand.

City Attorney Gunn stated that this is a civil matter; the City is not involved. The parties need to take it up with the property owner.

Mr. Bill Duncan, 909 Burgundy Lane, said he lives where the speed limit is 15 miles an hour. He said that he backs out of his driveway and coasts down the hill and gets a ticket. He said the speed limit was previously 25 miles an hour and he would like to see the speed limit changed back to 25 miles an hour.

Attorney Gunn asked if it was his recollection that the speed limit used to be 25 miles per hour and it is 15 now.

Alderman Ottenad stated that she was on the Board when the speed limit was changed.

Mr. Duncan then stated that the surface of the street is really bad.

Alderman Hamill said there are a number of Mr. Duncan's neighbors who have asked that the speed limit not be raised.

Mr. Duncan said he would like to talk to the neighbors who were asking for it not to change. He said there are not many with young children.

Alderman Stevens suggested that Mr. Duncan go speak to his subdivision's trustees.

Ms. Nancy Venezia, 1721 Blakefield Terrace, invited all to participate in the National Day of Prayer in front of the Police Station on May 7 at noon. She reviewed the history of the National Day of Prayer. She said the event is observed at City Halls all across the nation.

## 6. REPORTS FROM THE MAYOR

### a. Mayoral Report

Mayor Willson reported that on April 9, he attended the Metro Mayor's Meeting, and they are in the process of formulating a letter in regard to "Better Together"; on April 10, the Lafayette Area Mayors' Organization meeting was held in Ellisville; they had school administrators from Rockwood and Parkway School Districts in attendance. There was discussion about the bond issue being passed and what improvements will be made.

Mayor Willson stated on April 11, City Administrator Hixson and he cooked hotdogs for the volunteers helping the Parks Department; on April 12, there was an Eagle Scout Ceremony at the Amphitheater; he attended the Planning & Zoning meeting on April 13, he attended the Board of Adjustment appreciation dinner at Tucker's Place West; on April 16, he attended the senior staff

meeting, and that afternoon he attended the event at Barrett's School which was the fourth and fifth grade musical; on April 17, he attended the Government Affairs meeting; on the evening of April 17 there was a reception at Manchester United Methodist Church related to the photo contest.

7. REPORTS FROM THE CITY ADMINISTRATOR

a. List of Paid Bills (Warrant dates of April 3 – April 17, 2015)

There were no questions.

8. REPORTS FROM COMMITTEES

a. Planning and Zoning Commission

Alderman Clement stated that the Planning and Zoning Commission did meet a week ago. They had four cases, one was the Special Use Permit for Darby Design and it was recommended for approval. Another case was a Special Use Permit for Dr. Marquart's office for a massage therapy business, which was also approved, and a Special Use Permit for the Gathering Ground to warehouse and add an addition to their business, and that was also approved.

b. Manchester Homecoming Committee

Alderman Ottenad stated there were no meetings in April; the next meeting will be May 13.

c. Manchester Arts

1. Presentation of FOCUS 2015 photography awards

Mr. Doug Whittaker stated that he is a Director for Manchester Arts and the coordinator for the FOCUS 2015 photography show. They do have new sponsors: West Newsmagazine and the Rotary Club.

a. "People's Choice" Award

Mr. Harry LeMay, President of the Rotary Club and Mr. Doug Whittaker gave the presentation for the "People's Choice" award to Ms. Janis Shetley from South County. Mr. LeMay also congratulated Manchester Arts for their accomplishments.

b. "My Manchester" Award

Ms. Aim'ee Harting, a senior from Parkway South, is the winner of the "My Manchester" Award.

Alderman Clement stated that he had no idea what impact there would be on children and youth; there were a lot of entries from the children and youth. It was a very affirming event for children.

Mayor Willson said the Manchester United Methodist Church needs to be thanked.

9. ACTION ON OLD BILLS

- a. There were none.

10. INTRODUCTION OF NEW BILLS

- a. RESOLUTION UPDATING AGREEMENT FOR HAZARD MITIGATION PLAN

Alderman Ottenad read Proposed Resolution # 15-0522, entitled: "A RESOLUTION OF THE CITY OF MANCHESTER, MISSOURI ADOPTING THE ST. LOUIS REGIONAL ALL-HAZARD MITIGATION PLAN 2015-2020 (UPDATED 2015)", by title only.

Alderman Ottenad made the motion for approval of Resolution # 15-0522. The motion was seconded by Alderman Clement and carried unanimously, without objection.

- b. RESOLUTION APPROVING PURCHASE OF UTILITY VEHICLE FOR THE PARKS DEPARTMENT

Alderman Schrader read Proposed Resolution # 15-0523, entitled: "A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO EXPEND THE SUM OF FOURTEEN THOUSAND THIRTY-FIVE DOLLARS (\$14,035.00) TO HEAVY DUTY EQUIPMENT COMPANY FOR THE PURCHASE OF ONE (1) KUBOTA RTV-1140 CPX - H UTILITY VEHICLE FOR USE BY THE MANCHESTER PARKS AND RECREATION DEPARTMENT", by title only.

Alderman Schrader made the motion for approval of Resolution # 15-0523. The motion was seconded by Alderman Clement and carried unanimously, without objection.

- c. BILL APPROVING SPECIAL USE PERMIT FOR THE SALE OF APPAREL AND ACCESSORIES AT 14396 MANCHESTER ROAD

Alderman Diehl introduced Bill # 15-2218, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO LINDSEY DARABCSEK, d/b/a DARBY DESIGNS, TO OPERATE AN APPAREL AND ACCESSORIES (CLOTHING) STORE AT 14396 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.285(C)(2) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER", by title only.

No further action at this time.

11. MISCELLANEOUS

- a. Comments from the Public

There were none.

12. ADJOURNMENT

At 7:37 p.m., there being no further business, Alderman Clement made the motion to adjourn. The motion was seconded by Alderman Schrader and carried unanimously, without objection. The meeting adjourned at 7:37 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MRCC-S  
City Clerk

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